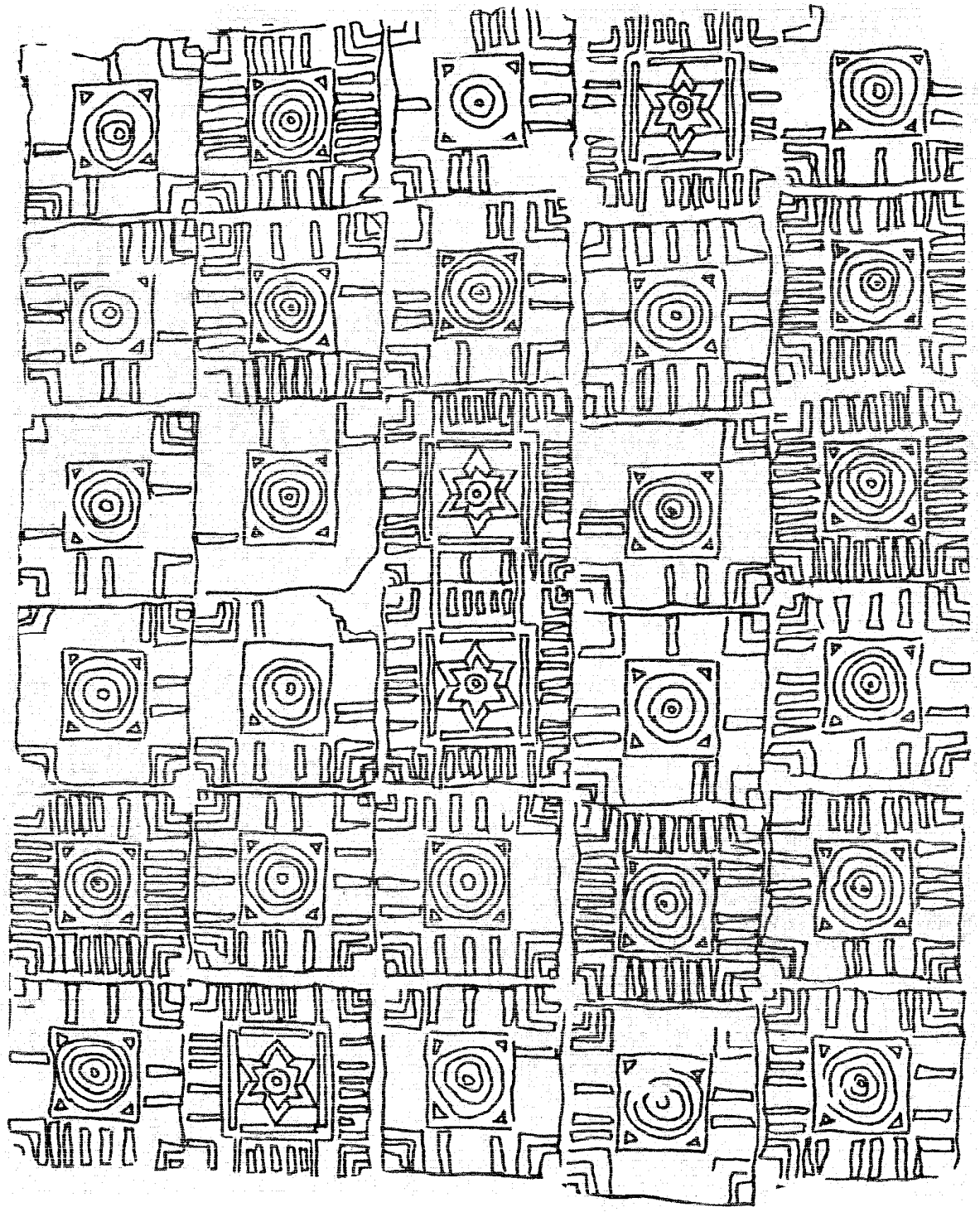
GUIDELINES FOR NEW CONSTRUCTION



5 GUIDELINES FOR NEW CONSTRUCTION

The protection of the historic and architectural resources of Lynchburg's historic districts does not exclude new construction, but encourages compatible new buildings which respect the districts' visual and historic characteristics. The following criteria are designed to assist in evaluating the degree to which proposed new structures are compatible to these existing visual and historic characteristics.

The following fourteen criteria are all important when considering whether proposed new buildings are appropriate and compatible; however, the degree of importance of each criterion varies within each district as conditions vary. For instance, the compatibility of color and materials should be rigidly enforced in an area where brick walls is the dominant characteristic in a row of Colonial Revival houses. In other areas where colors and materials vary, conformity of materials are less important and other factors such as height and roof shape may be more important. Not all fourteen criteria need to be met in every example of new construction.

In determining the degree of compatibility, a proposed building is assessed in relation to adjacent common characteristics. Because there is a great degree of diversity within each of Lynchburg's districts, the assessment should take into account the characteristics of the subdistricts and the characteristics of the adjacent and nearby structures.

New additions which have a significant visual impact can justifiably be categorized as "new construction" and should adhere to the following criteria as applicable. The role of new additions in respect to rehabilitation is also addressed in section 4.9.

5.1 HEIGHT

Recommended
New buildings should be constructed to a height compatible with existing adjacent buildings. New buildings should have the same number of stories and be within ten percent of the average height of existing buildings as seen from the street and publicly accessible areas. Over ninety percent of all dwellings in the districts have two or more stories.

Not Recommended
Avoid new buildings that vary significantly in actual height and number of stories from surrounding buildings.

For example, a one-story, flat roofed house should not be built in an area where two-story, pitched roof buildings predominate.

RECOMMENDED

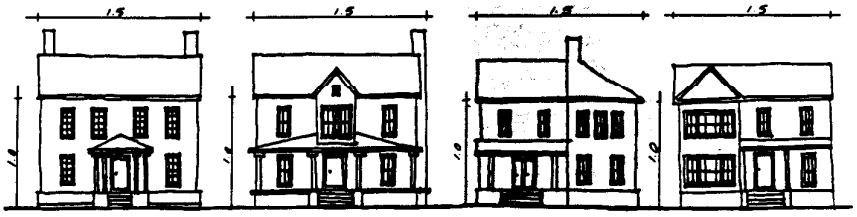
NOT RECOMMENDED

5.2 PROPORTION OF FACADES

Recommended
The proportion of the facades of new buildings - the relationship of a building's width to its height - should be similar to, and compatible with, existing adjacent buildings as seen from the street and publicly accessible areas. Most of the districts have an almost even split between vertical and horizontal direction of the facades.

Not Recommended
Avoid new buildings that vary significantly in the relation of height to width from that of existing adjacent buildings and that contrast with the characteristics of the surroundings.

For example, a long, low building with horizontal proportions should not be built in an area where the predominant proportion of existing buildings is vertical.



RECOMMENDED

NOT RECOMMENDED

5.3 RHYTHM OF BUILDINGS AND SPACES

Recommended
New buildings should reinforce the existing rhythm of buildings and the spaces between them, particularly along major streets, since there is much variety within each district.

Not Recommended
Avoid new buildings which disrupt the existing rhythm of building width and spacing. For example, a narrow building with wide spaces on one or more sides should not be built in an area where relatively wide structures and narrow side yards are predominant.

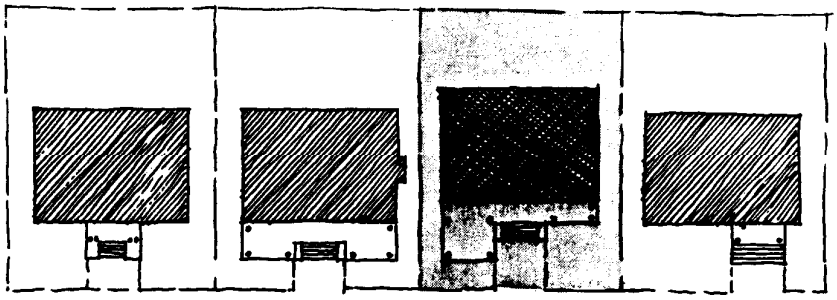
RECOMMENDED

NOT RECOMMENDED

5.4 SETBACK AND LOCATION ON SITE

Recommended
Place a new building on its site considering its relationship to the setbacks and placement of existing adjacent buildings. The setback of a new building should reinforce the prevailing average setbacks of adjacent buildings abutting major streets. Its placement, including relationships to sides, rear, and topographic conditions, should be similar to prevailing conditions which vary throughout the districts.

Not Recommended
Avoid new buildings with setbacks and locations on sites which vary significantly from the existing character of the area. For example, a new building which has a significantly deeper setback and placed in contrast to that of its neighbors should be discouraged.



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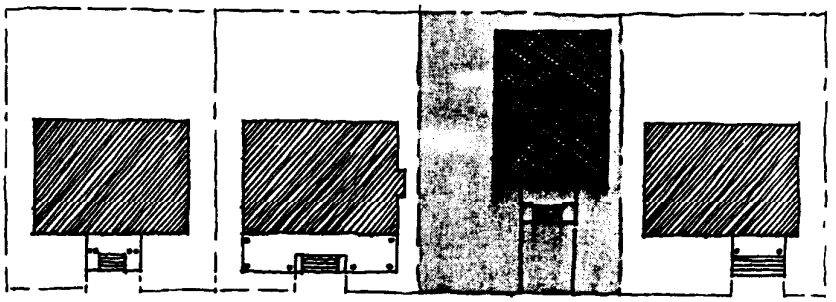
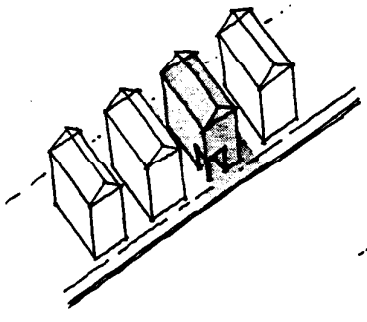


NOT RECOMMENDED

5.5 COMPLEXITY OF BUILDING FORM

Recommended
The complexity of the form and shape of new buildings should be compatible with existing adjacent buildings. The degree to which a new building is simple or complex in form and shape should be based upon the dominant characteristics of architecture of the area. New buildings in areas where simpler forms prevail (e.g. Greek Revival and Federal styles) should reflect that simplicity. The existence of more complex forms (e.g. Queen Anne and other Victorian styles) allows for more richness and variation.

Not Recommended
Avoid new buildings that vary significantly from the prevailing existing patterns of form and shape, whether simple or complex. For example, geometrically complex and richly complicated buildings should not be placed in an area where buildings of understated or simple architectural form predominate. Conversely, simple, box-like buildings should not be placed in an area where buildings are of varied and robust architectural character.



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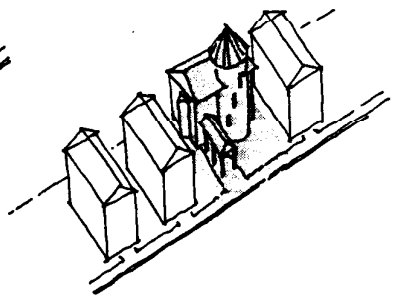
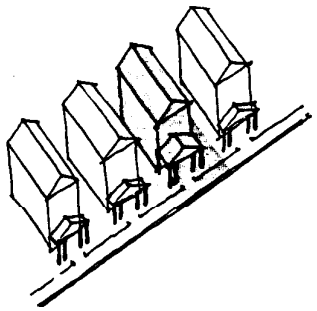


NOT RECOMMENDED

5.6 RHYTHM OF ENTRANCE AND/OR PROJECTIONS

Recommended
Entrances, porches and other projections should be incorporated in new buildings which relate to the pattern of existing adjacent buildings and contribute to a consistent rhythm and continuity of features along the street. Front porches occur on approximately seventy percent of the districts' buildings.

Not Recommended
Discourage new buildings which do not include entrances, porches, and other projections common to the surrounding area and disrupt the rhythm and continuity along the street. For example, a flat-fronted building with a side entrance should not be built in an area where buildings with covered porches and front entrances connected to the sidewalk are the prevailing pattern.



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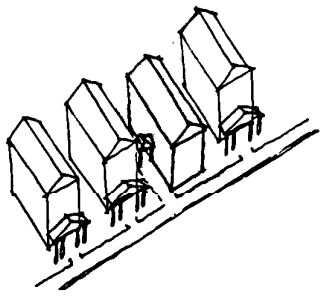


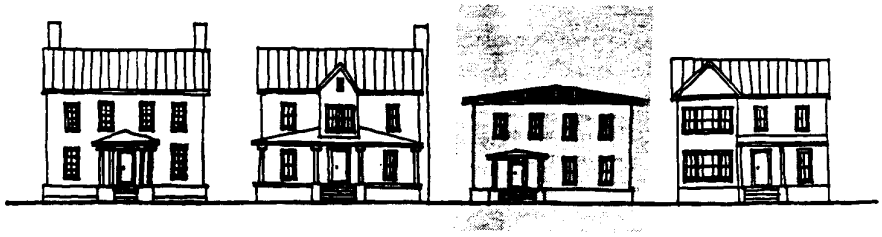
NOT RECOMMENDED

5.7 ROOF SHAPES AND MATERIALS

Recommended
The roofs of new buildings visible from the street and public areas should relate in shape, pitch and materials to the roofs of existing adjacent buildings. Gable, hipped, and complex roof forms are found throughout each district and approximately eighty percent of all roofs have slate or metal as their dominant material.

Not Recommended
Discourage new buildings with roofs varying significantly in shape, pitch, and materials from neighboring dwellings. For example, a building with a flat or low-pitched roof with a built-up or asphalt shingle roof should not be built in an area where steeper gable or hip roofs of slate or metal are the prevailing condition.

RECOMMENDED



NOT RECOMMENDED

5.8 DIRECTIONAL EXPRESSION OF FACADES

Recommended
The directional expression of the facades of new buildings, generally determined by the structural form of the building, the placement and shape of openings and architectural detailing, should be compatible with the directional expression of existing adjacent buildings, whether that expression be vertical, horizontal, or non-directional. Most buildings designed in the classical style have a horizontal expression, while the later Victorian examples generally have more vertical emphases.

Not Recommended
Discourage new buildings contrasting dramatically in directional expression with their neighbors. For example, a low and long building with horizontal window bands and horizontal siding should not be built in an area where vertically proportioned buildings with tall windows and steeply pitched roofs are the dominant characteristics.

RECOMMENDED

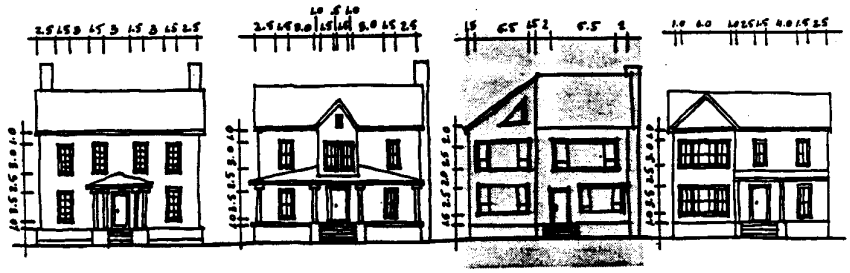
NOT RECOMMENDED

5.9 PROPORTION OF OPENINGS WITHIN A FACADE

Recommended
The proportion, or ratio of width to height, of a new building's windows and doors should relate to the proportions of existing adjacent buildings visible from the street and public areas.

Not Recommended
Avoid new buildings where the proportion of window and door openings vary dramatically from existing adjacent buildings. For instance, a new building with square (1:1 ratio) or horizontal rectangular openings with a 3:1 ratio should not be built in an area where vertical 1:2 and 1:2.5 ratios are the dominant proportions.

RECOMMENDED

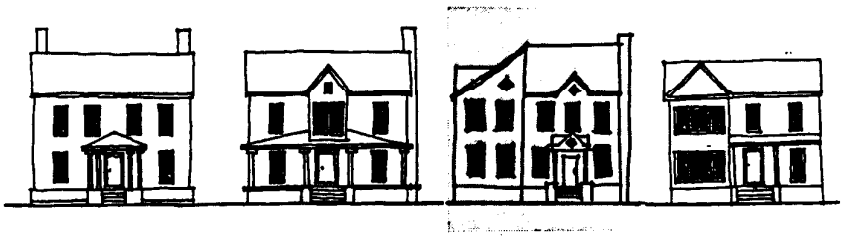


NOT RECOMMENDED

5.10 SOLIDS AND VOIDS WITHIN A FACADE

Recommended
The rhythm of solids and voids and the proportion of openings to solid planes in a new building should have a compatible relationship with the pattern of characteristics of existing adjacent buildings along the street. Most of the existing historic buildings in the districts have a much larger proportion of solid walls than of openings.

Not Recommended
Discourage new buildings lacking a rhythm of orderly solids and voids in relationship to existing patterns along the street. Also avoid new buildings expressing a significant variance in the ratio of openings to solid planes in relationship to existing adjacent buildings. For example, avoid a new building presenting a random or substantially variant pattern of solids and voids or having a 60:40 ratio of openings to solid planes in an area where 30:70 ratio predominates.



RECOMMENDED

NOT RECOMMENDED

5.11 MATERIALS AND TEXTURES

Recommended
The selection of materials and textures for a new building should relate to their degree of use in the surrounding area and on existing adjacent buildings. In areas where strong continuity of materials and textures is a factor, the continued use of those materials should be strongly considered. Wood is the most common building material in each district followed by brick.

Not Recommended
Avoid new buildings varying significantly in their use of materials and textures from the surroundings except where continuity of materials and textures is not a clear factor and diversity is dominant. For example, materials and textures such as stucco and half timbering should not be used in an area where a consistent brick pattern is the dominant characteristic material.

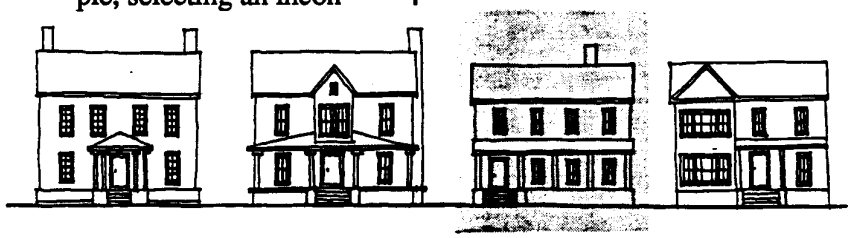
RECOMMENDED

NOT RECOMMENDED

5.12 COLOR

Recommended
The selection of colors for a new building should relate to their use in the surrounding area and on existing adjacent buildings. In areas where strong continuity of color is a factor, the continued use of existing colors should be strongly considered. There is a tremendous variety of colors throughout all the districts. See Painting and Color Selection, section 4.11 of the Rehabilitation Guidelines, for a discussion of appropriate colors for, and color placement on, historic structures.

Not Recommended
Avoid new buildings varying significantly in their use of color from the surroundings except where continuity of color is not a clear factor and the trend toward a variety of colors is dominant. For example, selecting an inconsistent color or the use of numerous colors should be avoided in an area where the use of one consistent color or a range or family of colors is the dominant characteristic.



RECOMMENDED

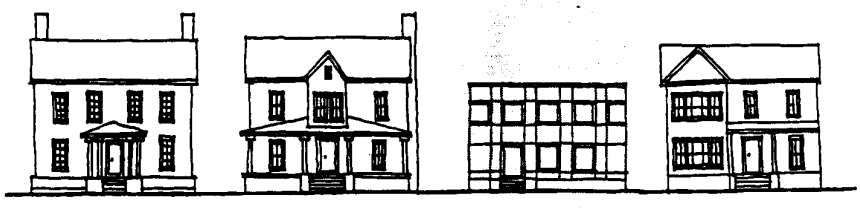
NOT RECOMMENDED

5.13 ARCHITECTURAL DETAILS

Recommended
The architectural details and articulation of new buildings should relate to that of existing buildings. Such details may include lintels, cornices, arches, chimneys, and ironwork. Since there is such a large variety of styles and details within each district, this criterion may be interpreted in numerous ways.

Not Recommended
Avoid overly simplified, unarticulated or bland new buildings devoid of details, particularly in areas where rich detailing and ornamentation are common characteristics. Poor quality or imitation details should also be discouraged. For example, a simple, box-like building with minimal details and articulation should not be built in an area where ornate and richly detailed high Victorian architecture predominates.

RECOMMENDED



NOT RECOMMENDED

5.14 RELATION TO HISTORIC STYLES

Recommended
New buildings should be compatible with the historic and architectural character of the area while also recognized as products of their own time. By following a majority of the above criteria a new building can be designed respecting its historic neighbors but not simply duplicating them.

Not Recommended
New buildings should not seek to imitate or duplicate the historic and architectural character and appearance of an earlier period. For example, an exact copy or reproduction of a Greek Revival or frame Victorian house should not be built in an area even though those styles were the domnant style of an earlier time. It confuses the viewer as to which building is historic and which is of newer construction.